Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sandra Jaudon
1125 Crestfield Drive
Nashville, Tennessee 37211

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20120060016 DEEDWARR
Recvd: 08/13/12 12:39 3 pgs
Fees:18.00 Taxes:581.64
20120813-0072161

SEND TAX BILL TO:
Owner

MAP	**172-12**
GROUP	**B**
PARCEL	**17.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael B. Trammell, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sandra Jaudon,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Bradford Hills, Section Three, of record in Plat Book 7900, page 239, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description..

Being the same property conveyed to Michael B. Trammell, unmarried by deed dated February 13, 2004 from of record in Instrument no. 20040218-0018476, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1125 Crestfield Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 1st day of **August, 2012.**

Michael B. Trammell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael B. Trammell, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1 day of August, 2012.

Mary Jo Oswald

NOTARY PUBLIC

My Commission Expires: 3-20-2015

MARY JO OSWALD
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 3/20/2015
Commission # 11390120

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $157,200.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2012.

M L Hickernell

NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.